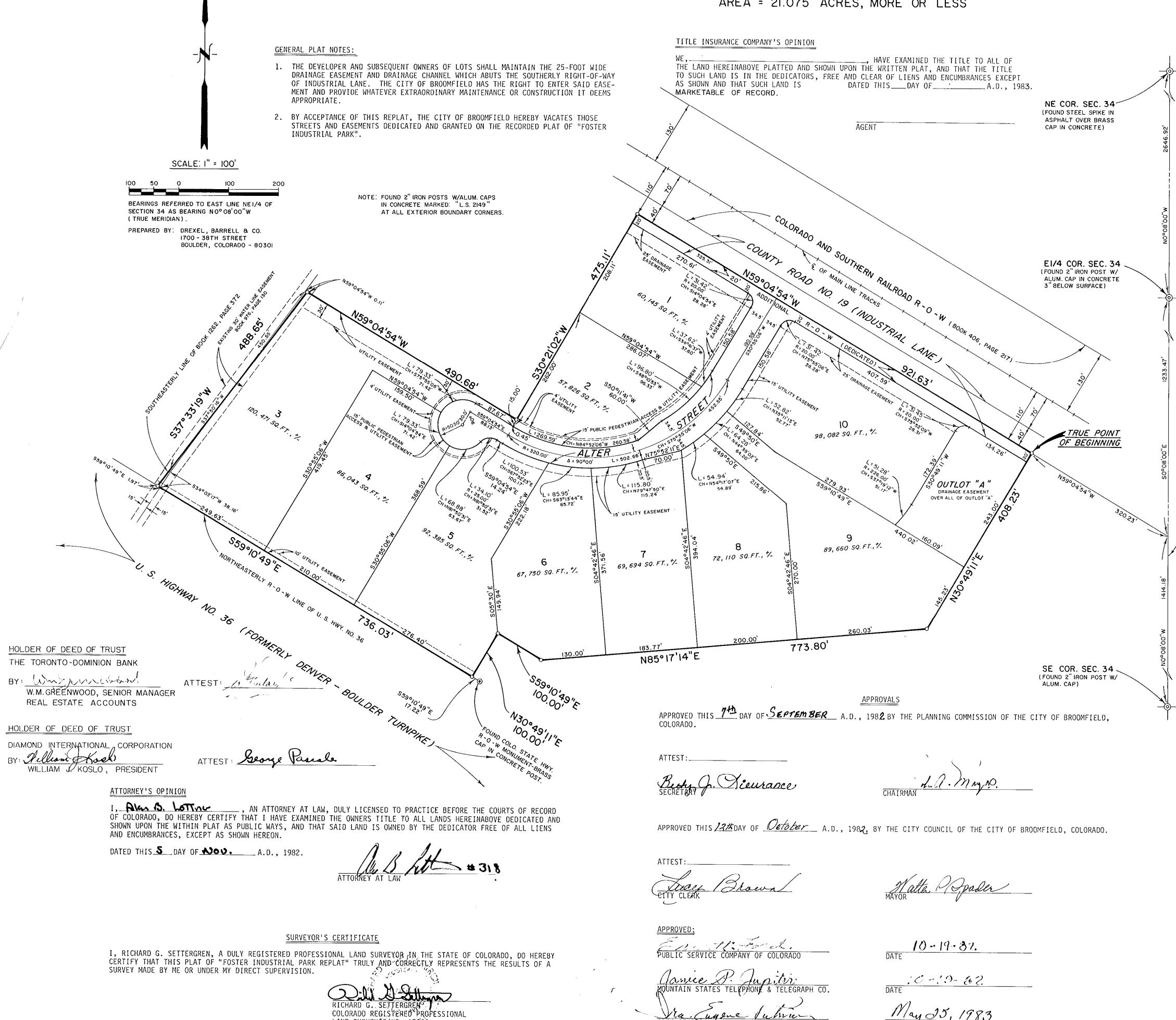
FOSTER INDUSTRIAL PARK REPLAT

A RESUBDIVISION OF FOSTER INDUSTRIAL PARK IN SEI/4 SECTION 34, TIS, R69W OF THE 6TH P.M., KNOW ALL MEN BY THESE PRESENTS:

CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

AREA = 21.075 ACRES, MORE OR LESS



LAND SURVEYOR NO. 17664

THAT COSTAIN COLORADO INC., A COLORADO CORPORATION, AND THE CITY OF BROOMFIELD, A COLORADO MUNICIPAL CORPORATION, ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF "FOSTER INDUSTRIAL PARK REPLAT", A SUBDIVISION OF A PART OF THE SE% OF SECTION 34, T1S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

DEDICATION

ALL OF FOSTER INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E% CORNER OF SAID SECTION 34 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34 BEARS NOO°08'00"W, 2646.92 FEET; THENCE SOO°08'00"E, 1233.47 FEET ALONG THE EAST LINE OF THE SE¼ OF SAID SECTION 34 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BOULDER COUNTY ROAD NO. 19 (INDUSTRIAL LANE), WHICH IS 110.00 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM AND PARALLEL WITH THE CENTERLINE OF THE MAIN TRACKS OF THE COLORADO AND SOUTHERN RAILROAD; THENCE N59°04'54"W, 320.23 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL LANE AND PARALLEL WITH THE CENTERLINE OF THE MAIN TRACKS OF SAID COLORADO AND SOUTHERN RAIL-ROAD TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N59°04'54"W, 921.63 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL LANE; THENCE S30°21'02"W, 475.11 FEET;

THENCE N59°04'54"W, 490.68 FEET PARALLEL WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL LANE TO THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND CONVEYED FROM H.R. BERGLUND TO CRYOGENIC ENGINEERING COMPANY AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1262 AT PAGE 372 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE S37°33'19"W, 488.65 FEET ALONG THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1262 AT PAGE 372 TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 (FORMERLY THE DENVER-BOULDER TURNPIKE);

THENCE S59°10'49"E, 736.03 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 36 TO A POINT FROM WHICH A COLORADO STATE HIGHWAY MONUMENT (BRASS CAP IN CONCRETE POST) BEARS \$59°10'49"E, 17.22

THENCE N30°49'11"E, 100.00 FEET;

THENCE S59°10'49"E, 100.00 FEET TO A POINT FROM WHICH A COLORADO STATE HIGHWAY MONUMENT (BRASS CAP IN CON-CRETE POST) BEARS N30°49'11"E, 449.71 FEET;

THENCE N85°17'14"E, 773.80 FEET TO A POINT FROM WHICH SAID COLORADO STATE HIGHWAY MONUMENT BEARS N59°10'49"W, 629.71 FEET;

THENCE N30°49'11"E, 408.23 FEET TO THE TRUE POINT OF BEGINNING.

AREA = 21.075 ACRES, MORE OR LESS.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "FOSTER INDUSTRIAL PARK REPLAT", A SUB-DIVISION OF A PART OF THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY SET APART AND DEDICATE ALL OF THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER; AND DOES HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY OWNED AND MUNICIPALLY FRANCHISED UTILITIES AND SERVICES; AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DES-IGNATED AS "DRAINAGE EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES; AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS 'PUBLIC PEDESTRIAN ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR PEDESTRIAN PURPOSES.

IN WITNESS WHEREOF, COSTAIN, COLORADO INC., A COLORADO CORPORATION, HAS CAUSED ITS NAME TO BE HEREUNTO SUB-SCRIBED THIS 5 M DAY OF MAN A.D., 1982.

COSTAIN COLORADO INC.

EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF EGLORADO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF JOVENDE A.D., 1982 BY PAUL J. ROLFE AS EXECUTIVE VICE PRESIDENT AND VALUE AS ACCURATE AS A COLORADO

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES Library 1885

CLERK AND RECORDER'S CERTIFICATE

FEES SIN AN PAID

Reception #354473

Chandalia Haurian

RECORDER

BY: MARYINA KARARLY

DEPUTY

STATE OF COLORADO) SS COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCK A.M. THIS TO DAY OF NAME A.D., 1983 AND IS DULY RECORDED IN PLAN FILE P. ...

Film.: 12.56